

**Yesler Terrace Redevelopment
Planned Action Ordinance
Exhibit D to Ordinance:
Highrise Structure Parameters for Planned Actions**

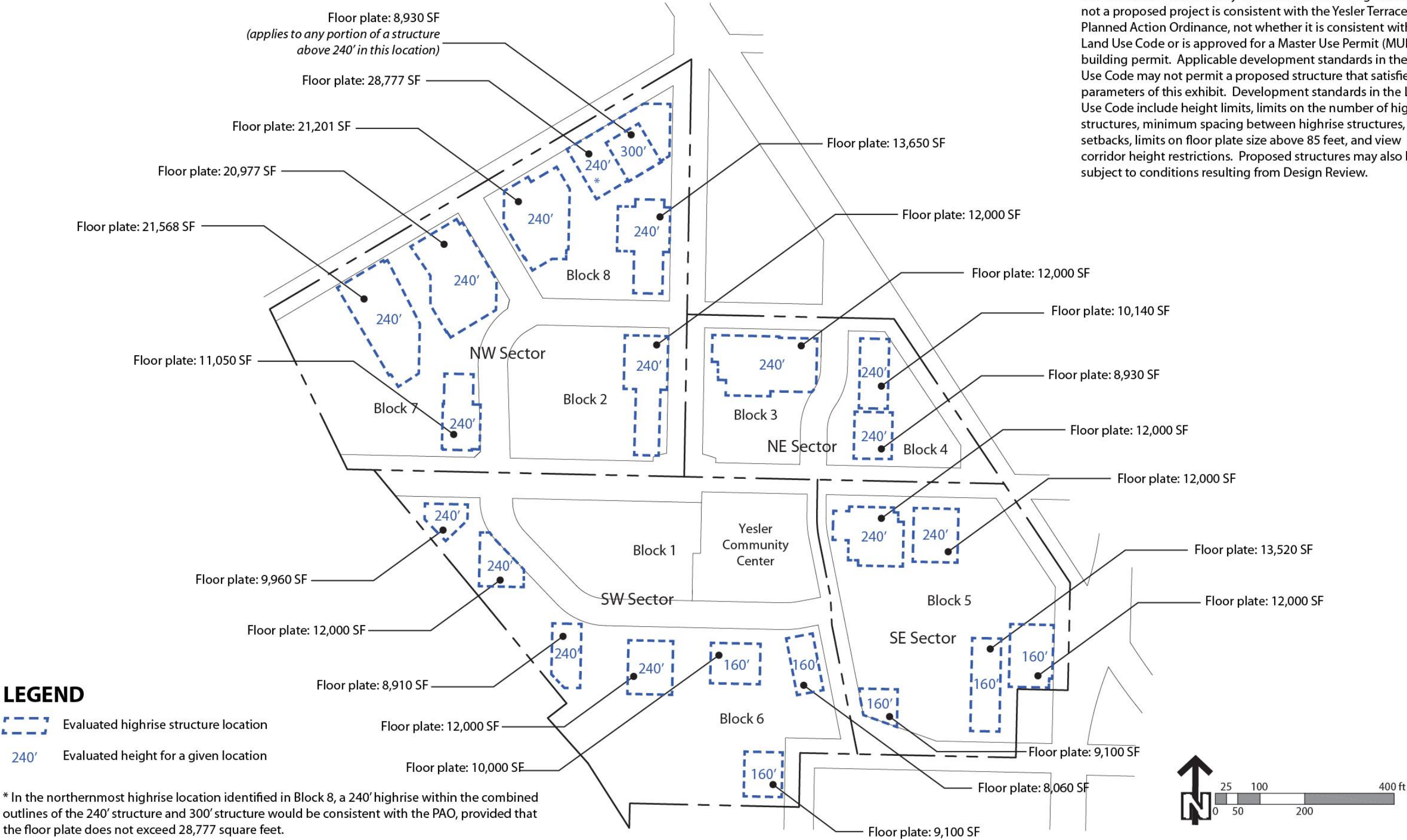
Exhibit D identifies the locations, maximum heights, and maximum floor plate sizes of highrise structures for the purposes of a determination of consistency with the Planned Action Ordinance. The Yesler Terrace Redevelopment Planned Action EIS analyzed the impacts of structures falling within these parameters, including glare, height, bulk, and scale.

For purposes of this determination, height shall be measured pursuant to SMC 23.86.006. “Floor plate” means the greatest gross floor area of any story wholly or in part above 85 feet in height.

For a proposed project to qualify as a planned action, all portions of a proposed highrise structure above 85 feet in height, other than rooftop features allowed to exceed the applicable height limit pursuant to SMC 23.75.110, must be substantially consistent with the parameters of this exhibit. Floor plate numbers indicate the maximum sizes analyzed for in the EIS for each location, but in certain cases the floor plate outlines depict a smaller area; in these locations, a proposed structure must be substantially consistent with the more restrictive outline.

This exhibit is intended only to assist in determining whether or not a proposed project is consistent with the Yesler Terrace Planned Action Ordinance, not whether it is consistent with the Land Use Code or is approved for a Master Use Permit (MUP) or building permit. Applicable development standards in the Land Use Code may not permit a proposed structure that satisfies the parameters of this exhibit. Development standards in the Land Use Code include height limits, limits on the number of highrise structures, minimum spacing between highrise structures, setbacks, limits on floor plate size above 85 feet, and view corridor height restrictions. Proposed structures may also be subject to conditions resulting from Design Review.

This exhibit is intended only to assist in determining whether or not a proposed project is consistent with the Yesler Terrace Planned Action Ordinance, not whether it is consistent with the Land Use Code or is approved for a Master Use Permit (MUP) or building permit. Applicable development standards in the Land Use Code may not permit a proposed structure that satisfies the parameters of this exhibit. Development standards in the Land Use Code include height limits, limits on the number of highrise structures, minimum spacing between highrise structures, setbacks, limits on floor plate size above 85 feet, and view corridor height restrictions. Proposed structures may also be subject to conditions resulting from Design Review.



Yesler Terrace Planned Action Exhibit D	Highrise Structure Parameters for Planned Actions	Yesler Terrace Redevelopment
---	---	------------------------------

Exhibit D to Yesler Terrace Planned Action Ordinance
Highrise Structure Parameters